

CARMEN ROCIO SUB LOT 11
 OR 556 P 279 OR 622 P 344
 OR 693 P 466 OR 975 P 156

EPPELSON RONALD C/EPPELSON MARIE C
 94 CARMEN ROCIO LN
 CRAWFORDVILLE, FL 32327

2024

16-3S-01E-316-05203-A11

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
09	WOOD FRAME 100				
19	COMMON BRK 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 80				
11	CLAY TILE 20				
04	AIR DUCTED 100				
03	CENTRAL 100				
	5 100				
	4 100				
	0 100				
1.5	1.5 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
1	MKT AREA		09		
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,480	100	2011	2,480	253,769
FGR	575	50	2011	288	29,470
FOP	102	30	2011	31	3,172
FSP	203	55	2011	112	11,460
FUS	345	100	2011	345	35,303
TOTALS	3,705			3,256	333,175

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2016								
Heated Area: 2825 HX Base Yr 2016											

WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		333,175		
TOTAL MARKET OB/XF VALUE		16,352		
TOTAL LAND VALUE - MARKET		30,000		
TOTAL MARKET VALUE		379,527		
SOH/AGL Deduction		110,697		
ASSESSED VALUE		268,830		
TOTAL EXEMPTION VALUE		50,000		
BASE TAXABLE VALUE		218,830		
TOTAL JUST VALUE		379,527		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		384,621		
2024 TRIM RTS - CALLED RON EPPELSON - TEMP AWAY EV				
QSTNR RTND - NO CHANGE IN RESIDENCY - PERMANENT HO				
H4 - MAILED QUESTIONNAIRE DUE TO NOTE DATED 9/1/23				
2023 TRM RTND, TMP AWAY				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
19000700	INT REPAIRS-CO	0	05/06/2019	
18000389	STORAGE SHED-CO	0	04/06/2018	
18000008	MECH	0	01/10/2018	
20101083	SFD-CO	0	11/03/2010	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
0975/0156	7/09/2015	WD Q	I 01	300,900
GRANTOR: RUSSELL NANCY JANE, H				
GRANTEE: EPPELSON RONALD C &				
0693/0466	1/19/2007	WD Q	V	84,900
GRANTOR: COPPERHEAD CONSTRUCTI				
GRANTEE: HICKS LARRY & SYLVI				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2011] W26 FSP=[YR=2011] W27 S5 E10 S4 E17 N9\$ S9 W17 N4 W10 N5 W13 S31 FGR=[YR=2011] S25 PTR=W10 FUS=[YR=2011] N23 W15 S23 E15\$ E10\$ E23 N25 W23\$ E23 S11 FOP=[YR=2011] S6 E17 N6 W17\$ E17 S8 E15 N4 E11 N46\$.				

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0080	4' CHAINLI	0	100	0	0			13.00	100	2009	2009	3	39	4,107	
2	0210	CONCRETE D	0	100	0	0			6.00	100	2011	2011	3	47	7,933	
3	0211	CONCRETE W	0	100	57	4			6.00	100	2011	2011	3	47	643	
4	0130	FIRE PLACE	0	100	0	0			1,300.00	100	2011	2011	3	76	988	
5	0125	MTL/VYL AC	0	100	0	0			19.00	100	2011	2011	3	47	607	
6	0700	PORT BLDG	0	100	24	12			8.00	100	2018	2018	3	90	2,074	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RR2	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							